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## **Section 4**

# **Corridor Enhancement Framework and Concepts**

# Corridor Enhancement Framework

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## Primary Goals

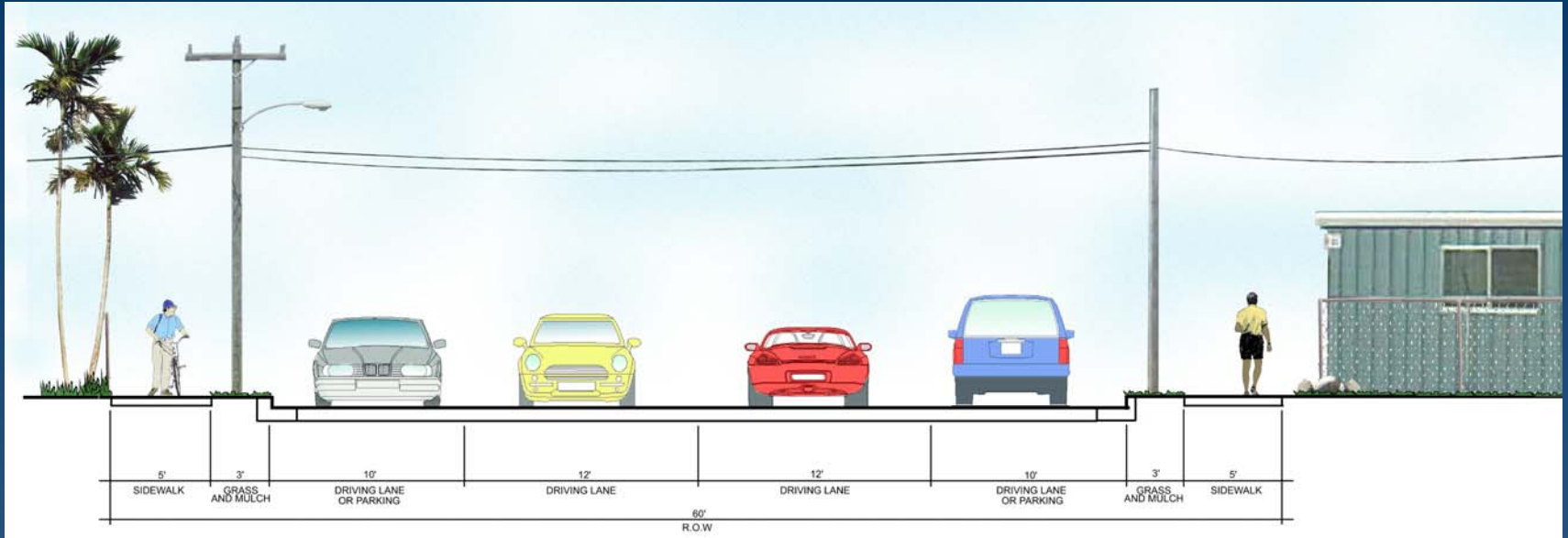
- **Define community entrances / gateways**
- **Define a hierarchy to reflect predominant character of adjacent areas**
- **Reorganize traffic circulation where needed / possible**
- **Strengthen linkages between areas / land uses**
- **Serve on-street parking needs**
- **Enhance the physical and functional environment for pedestrians and cyclists**

# Corridor Enhancement Framework





# MacDonald/Maloney Avenues: Existing Conditions



Typical 60-Foot Right-of-Way Section



MacDonald - Commercial



MacDonald/Maloney - Transitional



Maloney - Residential

# MacDonald Avenue: 60' ROW Commercial Character Area



Plan View

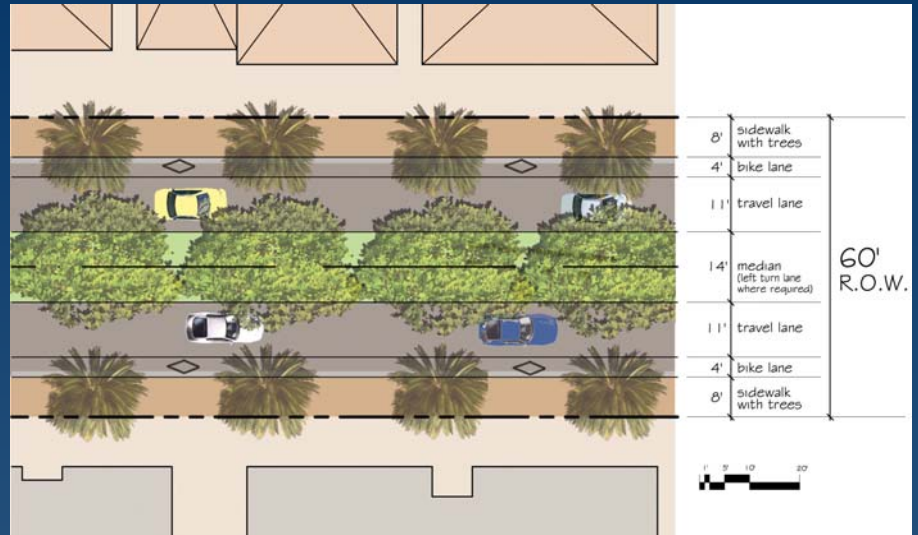
Maximum 2-story buildings or 35 feet



Right-of-Way Section

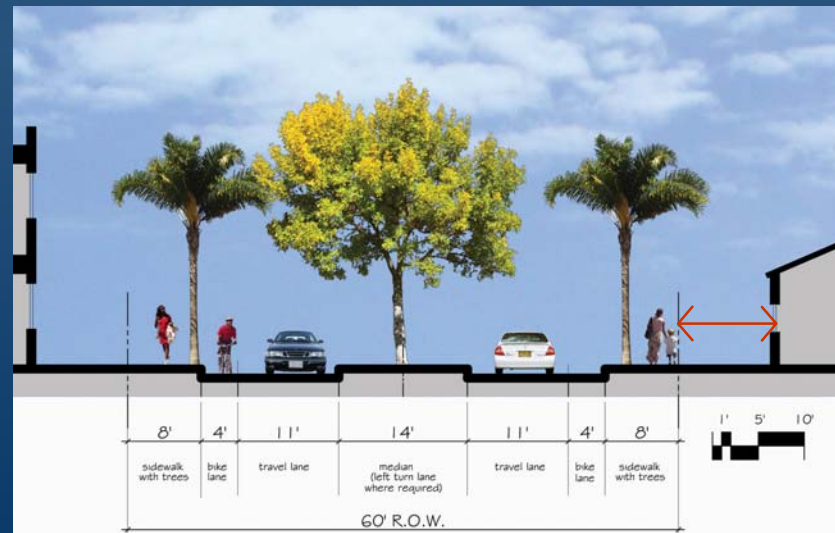
Recommended ten-foot front yard setbacks

# MacDonald Avenue: 60' ROW Transition Zone



Plan View

Maximum 2-story buildings or 35 feet



Recommended ten-foot front yard setbacks

Right-of-Way Section

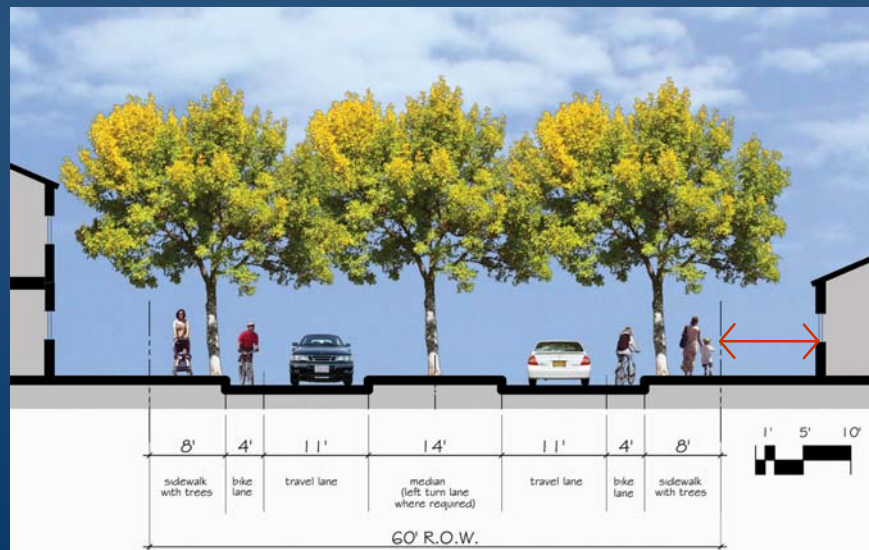


# Maloney Avenue: 60' ROW Transition Zone



Plan View

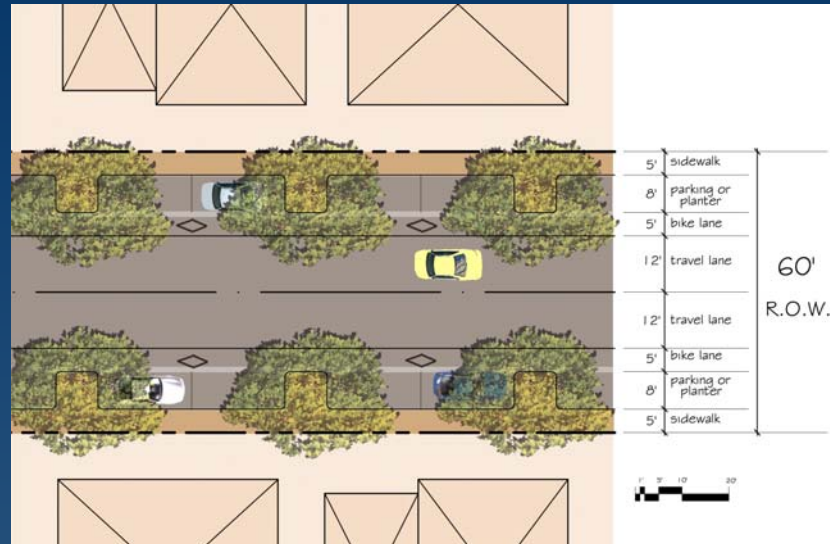
Maximum 2-story buildings or 35 feet



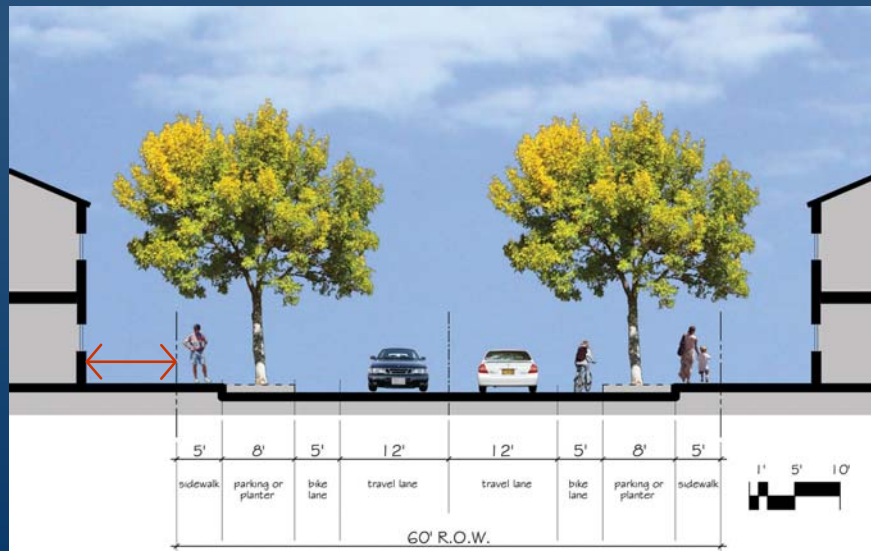
Right-of-Way Section

Recommended ten-foot front yard setbacks

# Maloney Avenue: 60' ROW Residential Character Area



Plan View



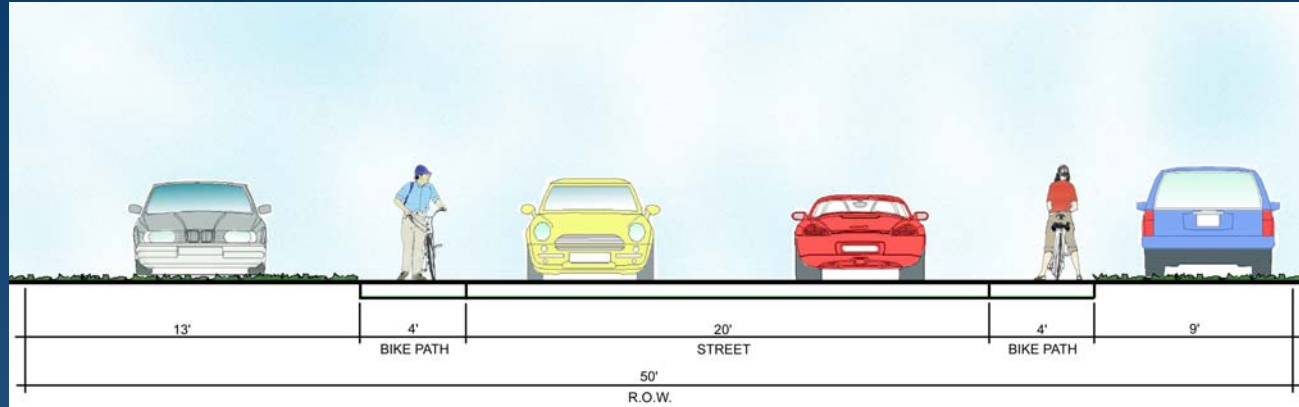
Right-of-Way Section

Recommended  
ten-foot front  
yard setbacks

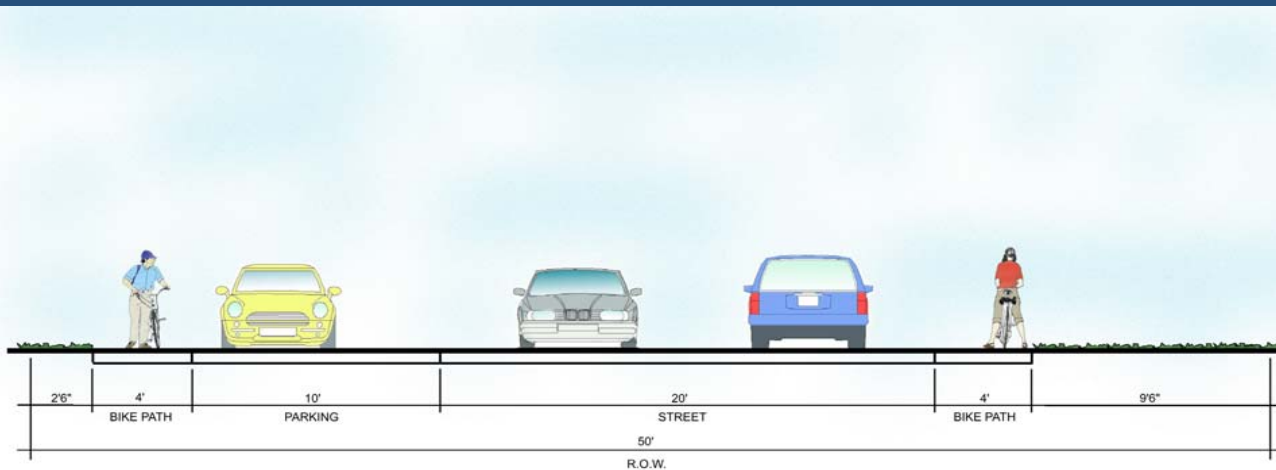
Maximum 2-story  
buildings or 35 feet



# Fourth / Fifth Avenues: Existing Conditions



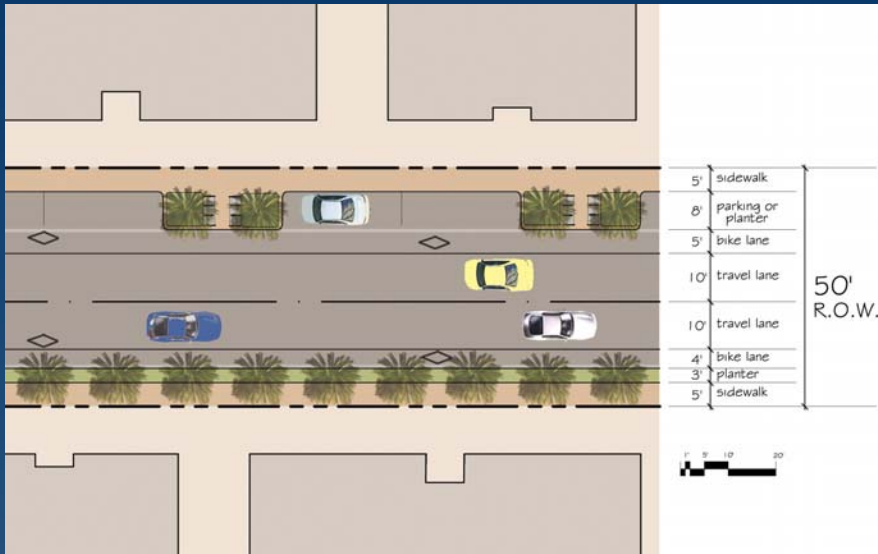
Right-of-Way Section (Typical)



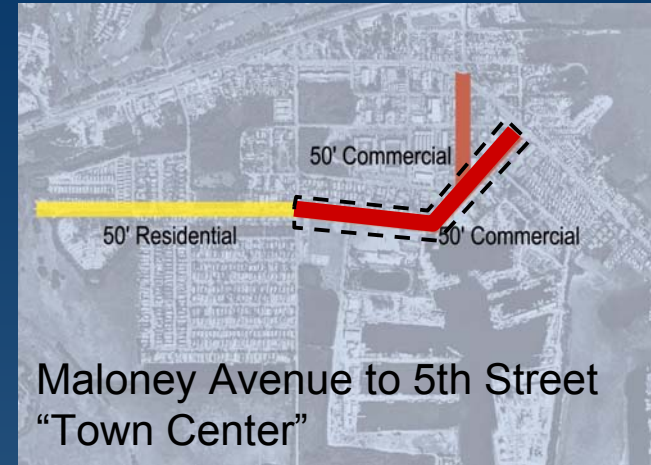
Right-of-Way Section from 5th Street to Shrimp Road



# Fourth/Fifth Avenues: 50' ROW Commercial Character Area



Plan View



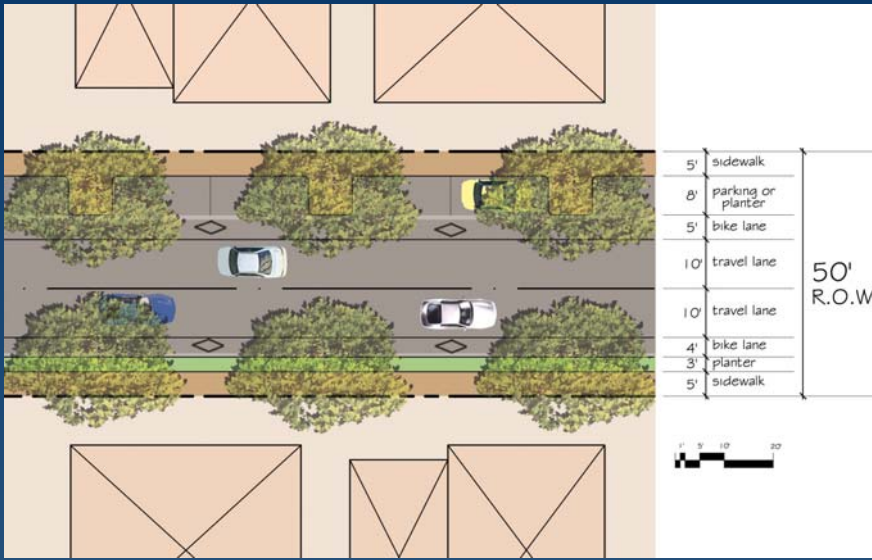
Maximum 2-story buildings



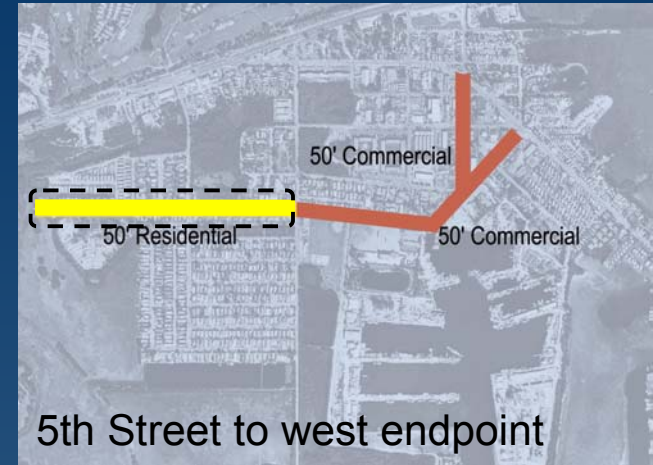
Right-of-Way Section

Recommended ten-foot front yard setbacks

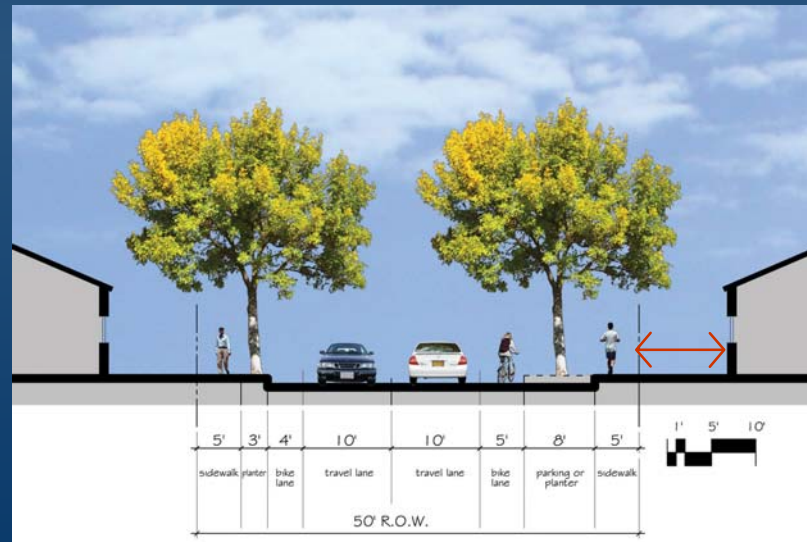
# Fourth/Fifth Avenues: 50' ROW Residential Character Area



Plan View



1 to 2 story buildings  
up to 35 feet

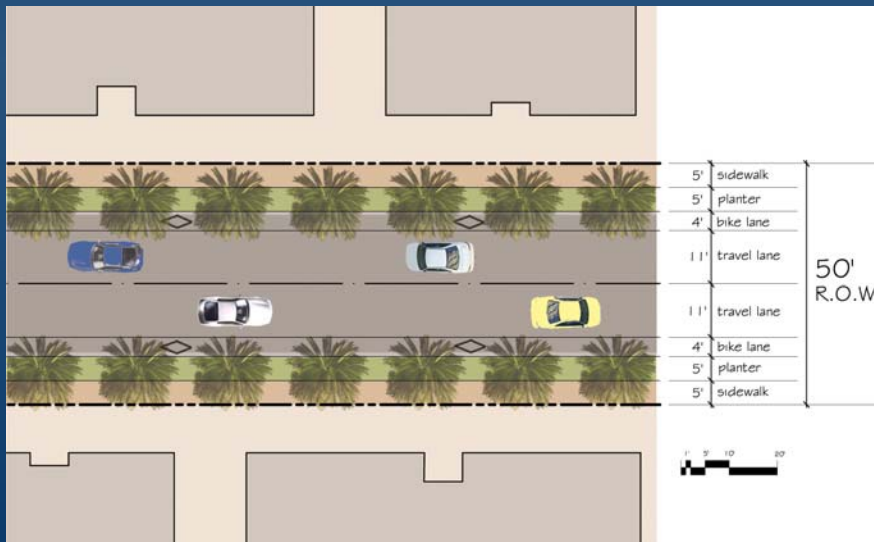
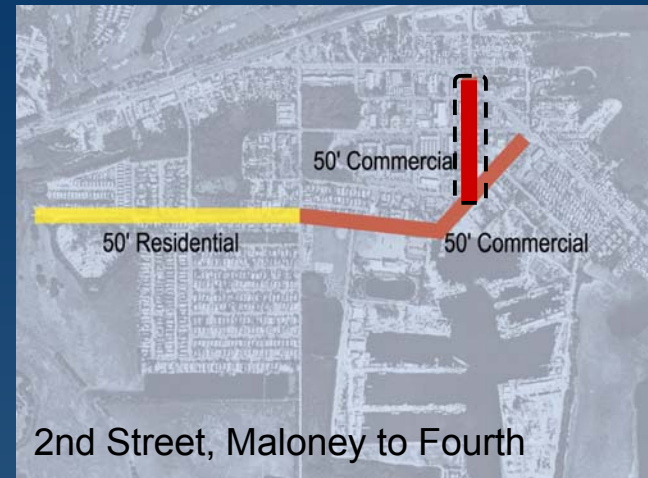


Right-of-Way Section

Recommended  
ten-foot front  
yard setbacks



# Connectors: 3rd and 2nd Streets



Plan View



Right-of-Way Section

# Street Furnishings - Preliminary Concepts

Goal: Define a consistent design language that will define / enhance community image & identity

